

**IN THE UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF NEW JERSEY**

JPMCC 2006-LDP8 – 24 & 42 SOUTH DEAN ST LLC,	:	
	:	
Plaintiff,	:	Civil Action No. 2:15-cv-06410-
	:	MCA-MAH
	:	
v.	:	
	:	
UE SHOPPES ON DEAN LLC (F/K/A	:	
SHOPPES ON DEAN LLC),	:	
	:	
Defendant.	:	
	:	
	:	
	:	
	:	
	:	
	:	
	:	

**NOTICE OF FINAL RECEIVER REPORT**

Now comes the Plaintiff, JPMCC 2006-LDP8 –24& 42 South Dean St LLC (“Plaintiff”), by and through counsel, and provides notice of the filing of the Final Receiver Report of February 2018, attached hereto as Exhibit A.

Respectfully submitted:

s/Richard A. O’Halloran  
Richard A. O’Halloran, Esquire  
Dinsmore & Shohl LLP  
1200 Liberty Ridge Drive, Suite 310  
Wayne, PA 19087  
610-408-6020  
richard.ohalloran@dinsmore.com

# Exhibit “A”

**24-42 South Dean Street  
ENGLEWOOD, NEW JERSEY  
MONTHLY OPERATING REPORT  
FEBRUARY 2018**



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE  
A wholly owned subsidiary of NAI James E. Hanson

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235 Moore Street  
Hackensack, NJ 07601

**Via Regular Mail**

March 8, 2018

United States District Court  
The District of New Jersey  
Martin Luther King Building & US Courthouse  
50 Walnut Street  
Newark, New Jersey 07101

Attention: The Honorable Madeline Cox Arleo

Re: Case 2:15-cv-06410-MCA-MAH  
Document 24 Filed December 9, 2016  
24-42 South Dean Street  
Englewood, New Jersey

February 2018 Monthly Report

Pursuant to the above referenced Consent Order Appointing Receiver below is a summary of the activity for the property located at 24-42 South Dean Street, Englewood, New Jersey for the month of February 2018. Please feel free to contact me with any questions you may have.

**Property Management:**

- The "Foreclosure Sale" was completed on January 31, 2018. January's report was forwarded to the court. As the Receivership has yet to be "discharged" February's report will be forwarded to the court as well.
- Edenica d/b/a Modiani Kitchens has asked for some minor additional secure "storage" space at the premises. Unfortunately none at the premises exist. They were offered some space in the vacant unit adjacent to their storefront on a month to month basis (in case of leasing interest in the vacant unit). We yet await input from all pertinent parties.
- Management was forwarded a Revised Real Estate Tax Bill from the township showing credits given for the successful assessment appeal secured by the Irwin Law Firm. Credits totaling \$37,471.60 were applied to the Second Quarter Tax Due May 1, 2018. (Please see Additional Miscellaneous Documentation section of this report)
- The leak from New York Sports Club reoccurred but was quickly remediated by their own technicians. We await their repainting of the downstairs back hallway.

**Leasing:**

- The premises remains 63.43% occupied.
- The premises continues to be shown to prospective tenants.
- Leasing has reached out to Bluemercury to negotiate a renewal of their tenancy. We await input from CIII as to whether or not the terms they insist upon are acceptable.

**Financial:**

- All Tenants have paid their rent in a timely fashion.
- S Scanlon Contractors was paid \$2,350.00 in February for snow removal expenses.
- The Irwin Law Firm was paid \$6,770.74 for the successful tax appeal.

Should you have any questions or require any additional information, please contact me at (201) 488-5800 ext. 142 or email me at [mkagan@naihanson.com](mailto:mkagan@naihanson.com).

Very truly yours,

NAI Hanson Management, LLC  
Managing Agent for NAI James E. Hanson, Inc.  
Receiver for Shoppes on Dean



Margot A. Kagan  
Property Administrator

cc: Ted Bradley, Director Special Servicing, C-III Asset Management, via email [tbradley@c3cp.com](mailto:tbradley@c3cp.com)  
Don Vintsent, Senior Vice President/Special Servicing, C-III Asset Management, LLC. via email [dvintsent@c3cp.com](mailto:dvintsent@c3cp.com)  
Robert Vergara, Senior Manager, Property Accounting, Urban Edge Properties via email [rvergara@uedge.com](mailto:rvergara@uedge.com)  
Richard A. O'Halloran, Partner, Dinsmore & Shohl, LLP, via email, [Richard.ohalloran@dinsmore.com](mailto:Richard.ohalloran@dinsmore.com)  
Bonnie Poeta, Urban Edge Properties, via email [bpoeta@uedge.com](mailto:bpoeta@uedge.com)  
Diane Owens, Urban Edge Properties, via email [dowens@uedge.com](mailto:dowens@uedge.com)

**24-42 South Dean Street  
ENGLEWOOD, NEW JERSEY  
INCOME & EXPENSE STATEMENT  
FEBRUARY 2018**

Database: NAIHANSON	Income Statement	Page: 1
ENTITY: 104	OPERATING STATEMENT/CASH BAL	Date: 3/6/2018
		Time: 02:47 PM
NAI HANSON MGMT SHOPPES ON DEAN RECEIV		
Cash	Report includes an open period. Entries are not final.	
	Current Period	Year-To-Date
	1 Month	2 Months
Thru:	Feb 2018	Feb 2018

Income		
Base Rent	44,564.26	89,128.52
Percentage Rent	2,369.29	9,730.40
CAM Recoveries	(6,613.51)	139.41
Tax Recoveries	12,100.57	24,201.14
Total Income	52,420.61	123,199.47
Operating Expenses		
CAM - Maintenance	5,628.86	10,516.32
CAM - Fuel	159.71	159.71
CAM - Electricity	1,874.72	1,874.72
CAM - Water	824.32	2,425.64
CAM - Animal/Pest Control	58.64	117.28
CAM - Fire/Crime Preventn	373.55	547.65
CAM - Alarm Monitoring	0.00	288.56
Total CAM	8,919.80	15,929.88
Tenant - Misc.	75.00	75.00
LRM - Fuel	718.38	718.38
LRM - Electric	599.84	599.84
LRM - Maintenance	1,119.63	1,239.63
Real Estate Taxes	0.00	62,812.23
Insurance	9,562.00	9,562.00
Legal Fees	6,770.74	6,770.74
Professional Fees	500.00	1,000.00
Management Fees	2,123.36	4,123.36
Administrative Fees	0.00	20.00
Total Operating Expenses	30,388.75	102,851.06
Net Operating Income	22,031.86	20,348.41
Non-Oper Income & Expense		
Debt Service Interest	0.00	290,000.00
Total Non-Oper Inc & Exp	0.00	290,000.00
Net Income	22,031.86	(269,651.59)
Cash - Operating Accounts	119,862.08	119,862.08
Investments	0.00	0.00
R.E. Tax Escrow	0.00	0.00

**24-42 South Dean Street  
ENGLEWOOD, NEW JERSEY  
RECEIVABLES LEDGER  
FEBRUARY 2018**

Database: NAIHANSON  
 BLDG: 104  
 Occupancy Status: Current New

CM Receivables Ledger  
 NAI HANSON MGMT RECEIVER SHOPPES ON DEAN  
 ENGLEWOOD NJ  
 2/1/2018 Through 2/28/2018

Page: 1  
 Date: 3/6/2018  
 Time: 03:02 PM

Bldg/Lease	Date	Category	SR Description	Debit	Credit	Balance
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**104-000503 TSI ENGLEWD dba NY SPORTS CLUB**

Balance Forward -11,157.49

104	000503	2/1/2018	BRY BASE RENT	CH AUTOCHRG	37,824.10		26,666.61
104	000503	2/1/2018	CMY CAM	CH AUTOCHRG	5,804.16		32,470.77
104	000503	2/1/2018	TMY R.E. TAX	CH AUTOCHRG	10,632.74		43,103.51
104	000503	2/6/2018	BRY BASE RENT	CR Receipt		26,666.61	16,436.90
104	000503	2/6/2018	BRY BASE RENT	CR CreditApply		11,157.49	5,279.41
104	000503	2/6/2018	CAM CAM RECONCILIATION	PR CreditApply	11,157.49		16,436.90
104	000503	2/6/2018	CMY CAM	CR Receipt		5,804.16	10,632.74
104	000503	2/6/2018	TMY R.E. TAX	CR Receipt		10,632.74	0.00

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance
BRY BASE RENT	37,824.10	0.00	37,824.10	37,824.10	0.00	0.00	0.00
CAM CAM RECONCILIATION	0.00	-11,157.49	0.00	-11,157.49	0.00	0.00	0.00
CMY CAM	5,804.16	0.00	5,804.16	5,804.16	0.00	0.00	0.00
TMY R.E. TAX	10,632.74	0.00	10,632.74	10,632.74	0.00	0.00	0.00
<b>Total:</b>	<b>54,261.00</b>	<b>-11,157.49</b>	<b>54,261.00</b>	<b>43,103.51</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**104-000504 BLUEMERCURY, INC NATHAN SCHUBB (513) 579-7903**

Balance Forward 14.67

104	000504	2/28/2018	PRY PERCENTAGE RENT	CH 1/18 PERCENTAGE	2,369.29		2,383.96
104	000504	2/28/2018	PRY PERCENTAGE RENT	CR Receipt		2,369.29	14.67

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance
CAM CAM RECONCILIATION	0.00	1,063.46	0.00	0.00	0.00	0.00	1,063.46
PRY PERCENTAGE RENT	0.00	0.00	2,369.29	2,369.29	0.00	0.00	0.00
TRY TRASH REMOVAL	0.00	-978.17	0.00	0.00	0.00	0.00	-978.17
WSY WATER & SEWER	0.00	-70.62	0.00	0.00	0.00	0.00	-70.62
<b>Total:</b>	<b>0.00</b>	<b>14.67</b>	<b>2,369.29</b>	<b>2,369.29</b>	<b>0.00</b>	<b>0.00</b>	<b>14.67</b>

**104-000505 EDENICA LLC / MODIANI KITCHEN**

Balance Forward -2,208.94

104	000505	2/1/2018	BRY BASE RENT	CH AUTOCHRG	6,740.16		4,531.22
104	000505	2/1/2018	CMY CAM	CH AUTOCHRG	948.76		5,479.98
104	000505	2/1/2018	TMY R.E. TAX	CH AUTOCHRG	1,467.83		6,947.81
104	000505	2/7/2018	BRY BASE RENT	CR Receipt		4,531.22	2,416.59
104	000505	2/7/2018	BRY BASE RENT	CR CreditApply		2,208.94	207.65
104	000505	2/7/2018	CAM CAM RECONCILIATION	PR CreditApply	2,208.94		2,416.59
104	000505	2/7/2018	CMY CAM	CR Receipt		948.76	1,467.83
104	000505	2/7/2018	TMY R.E. TAX	CR Receipt		1,467.83	0.00

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance
BRY BASE RENT	6,740.16	0.00	6,740.16	6,740.16	0.00	0.00	0.00
CAM CAM RECONCILIATION	0.00	-2,208.94	0.00	-2,208.94	0.00	0.00	0.00

Database: NAIHANSON  
 BLDG: 104  
 Occupancy Status: Current New

**CM Receivables Ledger**  
 NAI HANSON MGMT RECEIVER SHOPPES ON DEAN  
 ENGLEWOOD NJ  
 2/1/2018 Through 2/28/2018

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 Date: 3/6/2018  
 Time: 03:02 PM

Bldg/Lease	Date	Category	SR	Description	Debit	Credit	Balance
CMY CAM		948.76	0.00	948.76	948.76	0.00	0.00
TMY R.E. TAX		1,467.83	0.00	1,467.83	1,467.83	0.00	0.00
<b>Total:</b>		<b>9,156.75</b>	<b>-2,208.94</b>	<b>9,156.75</b>	<b>6,947.81</b>	<b>0.00</b>	<b>0.00</b>

<b>Totals for 104:</b>								
Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	
BRY BASE RENT	44,564.26	0.00	44,564.26	44,564.26	0.00	0.00	0.00	
CAM CAM RECONCILIATI	0.00	-12,302.97	0.00	-13,366.43	0.00	0.00	1,063.46	
CMY CAM	6,752.92	0.00	6,752.92	6,752.92	0.00	0.00	0.00	
PRY PERCENTAGE RENT	0.00	0.00	2,369.29	2,369.29	0.00	0.00	0.00	
TMY R.E. TAX	12,100.57	0.00	12,100.57	12,100.57	0.00	0.00	0.00	
TRY TRASH REMOVAL	0.00	-978.17	0.00	0.00	0.00	0.00	-978.17	
WSY WATER & SEWER	0.00	-70.62	0.00	0.00	0.00	0.00	-70.62	
<b>BLDG Total:</b>	<b>63,417.75</b>	<b>-13,351.76</b>	<b>65,787.04</b>	<b>52,420.61</b>	<b>0.00</b>	<b>0.00</b>	<b>14.67</b>	

<b>Grand Totals:</b>								
Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	
BRY BASE RENT	44,564.26	0.00	44,564.26	44,564.26	0.00	0.00	0.00	
CAM CAM RECONCILIATI	0.00	-12,302.97	0.00	-13,366.43	0.00	0.00	1,063.46	
CMY CAM	6,752.92	0.00	6,752.92	6,752.92	0.00	0.00	0.00	
PRY PERCENTAGE RENT	0.00	0.00	2,369.29	2,369.29	0.00	0.00	0.00	
TMY R.E. TAX	12,100.57	0.00	12,100.57	12,100.57	0.00	0.00	0.00	
TRY TRASH REMOVAL	0.00	-978.17	0.00	0.00	0.00	0.00	-978.17	
WSY WATER & SEWER	0.00	-70.62	0.00	0.00	0.00	0.00	-70.62	
<b>Grand Total:</b>	<b>63,417.75</b>	<b>-13,351.76</b>	<b>65,787.04</b>	<b>52,420.61</b>	<b>0.00</b>	<b>0.00</b>	<b>14.67</b>	

**24-42 South Dean Street  
ENGLEWOOD, NEW JERSEY  
GENERAL LEDGER  
FEBRUARY 2018**

Database: NAIHANSON		General Ledger				Page: 1			
ENTITY: 104		NAI Hanson Management				Date: 3/6/2018			
		NAI HANSON MGMT SHOPPES ON DEAN RECEIV				Time: 03:06 PM			
Cash		02/18 - 02/18							
Report includes an open period. Entries are not final.									
Account	Entry								
Entity	Period	Date	Src	Ref	Site	Description	Debit	Credit	Balance
1000-000		CASH -OWNER / TIC				Balance Forward			0.00
104	02/18	02/12/18	GJ	DEAN S @	INS PD BY MASTER SERVICER			9,562.00	-9,562.00
** Account Totals							0.00	9,562.00	-9,562.00
1010-000		CASH - OPERATING				Balance Forward			88,268.22
104	02/18	02/28/18	AP 013027 @	199	2/8/2018	VIKING PEST CONTROL		58.64	88,209.58
104	02/18	02/28/18	AP 013027 @	191	2/8/2018	BERGEN FIRE EQUIPMENT, INC.		191.93	88,017.65
104	02/18	02/28/18	AP 013027 @	201	2/26/2018	GRANITE TELECOMMUNICATION S		181.62	87,836.03
104	02/18	02/28/18	AP 013027 @	200	2/26/2018	CHUSQUITOS CLEANIN SERVICES CORP		1,466.09	86,369.94
104	02/18	02/28/18	AP 013027 @	202	2/26/2018	NAI HANSON MANAGEMENT LLC		75.00	86,294.94
104	02/18	02/28/18	AP 013027 @	202	2/26/2018	NAI HANSON MANAGEMENT LLC		225.00	86,069.94
104	02/18	02/28/18	AP 013027 @	195	2/8/2018	PINTO SERVICE, INC.		650.00	85,419.94
104	02/18	02/28/18	AP 013027 @	198	2/8/2018	S SCANLON CONTRACTI		250.00	85,169.94
104	02/18	02/28/18	AP 013027 @	198	2/8/2018	S SCANLON CONTRACTI		250.00	84,919.94
104	02/18	02/28/18	AP 013027 @	203	2/26/2018	S SCANLON CONTRACTORS		860.00	84,059.94
104	02/18	02/28/18	AP 013027 @	203	2/26/2018	S SCANLON CONTRACTORS		990.00	83,069.94
104	02/18	02/28/18	AP 013027 @	194	2/8/2018	OTIS ELEVATOR COMPA		427.45	82,642.49
104	02/18	02/28/18	AP 013027 @	190	2/8/2018	AIR COMFORT, LLC		435.32	82,207.17
104	02/18	02/28/18	AP 013027 @	206	2/26/2018	SUEZ WATER NEW JERSEY		824.32	81,382.85
104	02/18	02/28/18	AP 013027 @	196	2/8/2018	PSE & G		159.71	81,223.14
104	02/18	02/28/18	AP 013027 @	196	2/8/2018	PSE & G		1,874.72	79,348.42
104	02/18	02/28/18	AP 013027 @	197	2/8/2018	PSE & G		12.86	79,335.56
104	02/18	02/28/18	AP 013027 @	197	2/8/2018	PSE & G		406.26	78,929.30
104	02/18	02/28/18	AP 013027 @	197	2/8/2018	PSE & G		116.48	78,812.82
104	02/18	02/28/18	AP 013027 @	197	2/8/2018	PSE & G		182.78	78,630.04
104	02/18	02/28/18	AP 013027 @	197	2/8/2018	PSE & G		167.49	78,462.55
104	02/18	02/28/18	AP 013027 @	197	2/8/2018	PSE & G		219.01	78,243.54
104	02/18	02/28/18	AP 013027 @	197	2/8/2018	PSE & G		160.23	78,083.31
104	02/18	02/28/18	AP 013027 @	197	2/8/2018	PSE & G		53.11	78,030.20
104	02/18	02/28/18	AP 013027 @	190	2/8/2018	AIR COMFORT, LLC		98.10	77,932.10
104	02/18	02/28/18	AP 013027 @	202	2/26/2018	NAI HANSON MANAGEMENT LLC		600.00	77,332.10
104	02/18	02/28/18	AP 013027 @	202	2/26/2018	NAI HANSON MANAGEMENT LLC		75.00	77,257.10
104	02/18	02/28/18	AP 013027 @	204	2/26/2018	SWIFT ELECTRICAL SUPPLY CO. INC		346.53	76,910.57
104	02/18	02/28/18	AP 013027 @	202	2/26/2018	NAI HANSON MANAGEMENT LLC		75.00	76,835.57
104	02/18	02/28/18	AP 013027 @	192	2/8/2018	NAI HANSON MANAGEMENT LLC		2,123.36	74,712.21
104	02/18	02/28/18	AP 013027 @	205	2/26/2018	THE IRWIN LAW FIRM. P.A.		6,770.74	67,941.47
104	02/18	02/28/18	AP 013027 @	193	2/8/2018	NAI JAMES E. HANSON		500.00	67,441.47
104	02/18	02/28/18	CM 011441 @	000503	00025980	Cash Recpt BRY BASE RENT	37,824.10		105,265.57
104	02/18	02/28/18	CM 011441 @	000503	00025980 224219	Cash Recpt CMYCAM	5,804.16		111,069.73
104	02/18	02/28/18	CM 011441 @	000503	00025980 224219	Cash Recpt TMYR E. TAX	10,632.74		121,702.47
104	02/18	02/28/18	CM 011441 @	000503	00025980	Paymnt Rev CAM CAM RECONCILIATION		11,157.49	110,544.98
104	02/18	02/28/18	CM 011441 @	000505	00025995	Cash Recpt BRY BASE RENT	6,740.16		117,285.14
104	02/18	02/28/18	CM 011441 @	000505	00025995 1157	Cash Recpt CMY CAM	948.76		118,233.90
104	02/18	02/28/18	CM 011441 @	000505	00025995 1157	Cash Recpt TMY R.E. TAX	1,467.83		119,701.73
104	02/18	02/28/18	CM 011441 @	000505	00025995	Paymnt Rev CAM CAM RECONCILIATION		2,208.94	117,492.79
104	02/18	02/28/18	CM 011441 @	000504	00026178 2139655	Cash Recpt PR'PERCENTAGE RENT	2,369.29		119,862.08
** Account Totals							65,787.04	34,193.18	119,862.08
1020-000		CASH -3RD PARTY/PARTNRSH				Balance Forward			-3,405.00
1100-000		TRANSFER & EXCHANGE				Balance Forward			0.00

Database: NAIHANSON		General Ledger						Page: 2	
ENTITY: 104		NAI Hanson Management						Date: 3/6/2018	
		NAI HANSON MGMT SHOPPES ON DEAN RECEIV						Time: 03:06 PM	
Cash		02/18 - 02/18							
Report includes an open period. Entries are not final.									
Account Entity	Period	Entry Date	Src	Ref	Site	Description	Debit	Credit	Balance
1300-000						DEPOSIT			
						Balance Forward			2,424.00
2400-000						SECURITY DEPOSIT PAYABLE			
						Balance Forward			-42,477.07
2500-000						MORTGAGE PAYABLE 1ST			
						Balance Forward			590,000.00
3000-000						EARNINGS - CURRENT			
						Balance Forward			0.00
3300-000						PARTNERS CAPITAL			
						Balance Forward			-219,375.62
4000-000						BASE RENT			
						Balance Forward			-44,564.26
104	02/18	02/28/18	CM 011441	@	000503 00025980 224219	Cash Recpt BRYBASE RENT		26,666.61	-71,230.87
104	02/18	02/28/18	CM 011441	@	000503 00025980	Cash Recpt BRY BASE RENT		11,157.49	-82,388.36
104	02/18	02/28/18	CM 011441	@	000505 00025995 1157	Cash Recpt BRY BASE RENT		4,531.22	-86,919.58
104	02/18	02/28/18	CM 011441	@	000505 00025995	Cash Recpt BRY BASE RENT		2,208.94	-89,128.52
** Account Totals							0.00	44,564.26	-89,128.52
4010-000						PERCENTAGE RENT			
						Balance Forward			-7,361.11
104	02/18	02/28/18	CM 011441	@	000504 00026178 2139655	Cash Recpt PR'PERCENTAGE RENT		2,369.29	-9,730.40
** Account Totals							0.00	2,369.29	-9,730.40
4100-000						RECOVERIES - CAM			
						Balance Forward			-6,752.92
104	02/18	02/28/18	CM 011441	@	000503 00025980 224219	Cash Recpt CMYCAM		5,804.16	-12,557.08
104	02/18	02/28/18	CM 011441	@	000503 00025980	Paymnt Rev CAM CAM RECONCILIATION	11,157.49		-1,399.59
104	02/18	02/28/18	CM 011441	@	000505 00025995 1157	Cash Recpt CMY CAM		948.76	-2,348.35
104	02/18	02/28/18	CM 011441	@	000505 00025995	Paymnt Rev CAM CAM RECONCILIATION	2,208.94		-139.41
** Account Totals							13,366.43	6,752.92	-139.41
4110-000						RECOVERIES - TAX			
						Balance Forward			-12,100.57
104	02/18	02/28/18	CM 011441	@	000503 00025980 224219	Cash Recpt TMYR.E. TAX		10,632.74	-22,733.31
104	02/18	02/28/18	CM 011441	@	000505 00025995 1157	Cash Recpt TMY R.E. TAX		1,467.83	-24,201.14
** Account Totals							0.00	12,100.57	-24,201.14
4160-000						TENANT REIMBURSABLES			
						Balance Forward			0.00
4180-000						RECOVERIES - WATER/SEWER			
						Balance Forward			0.00
4240-000						TENANT OTHER			
						Balance Forward			0.00
5321-000						REAL ESTATE TAXES			
						Balance Forward			62,812.23
5710-000						EXTERMINATING			
						Balance Forward			58.64
104	02/18	02/28/18	AP 013027	@	199 2/8/2018 FEBRUARY 2018	VIKING PEST CONTROL	58.64		117.28
** Account Totals							58.64	0.00	117.28

Database: NAIHANSON	General Ledger	Page: 3
ENTITY: 104	NAI Hanson Management	Date: 3/6/2018
	NAI HANSON MGMT SHOPPES ON DEAN RECEIV	Time: 03:06 PM
Cash	02/18 - 02/18	
Report includes an open period. Entries are not final.		

Account Entity	Period	Entry Date	Src	Ref	Site	Description	Debit	Credit	Balance
5719-000						FIRE/CRIME PREVENTION			174.10
						Balance Forward			
104	02/18	02/28/18	AP 013027	@		191 2/8/2018 RECERTF. FIRE EXTGSHBERGEN FIRE	191.93		366.03
						EQUIPMENT, INC.			
104	02/18	02/28/18	AP 013027	@		201 2/26/2018 FEBRUARY 2018	181.62		547.65
						GRANITE			
						TELECOMMUNICATION			
						S			
						** Account Totals	373.55	0.00	547.65
5720-000						JANITORIAL SERVICES			1,466.09
						Balance Forward			
104	02/18	02/28/18	AP 013027	@		200 2/26/2018 JAN SERV FEB 2018	1,466.09		2,932.18
						CHUSQUITOS			
						CLEANING			
						SERVICES CORP			
						** Account Totals	1,466.09	0.00	2,932.18
5724-000						ALARM MONITORING			288.56
						Balance Forward			
5725-000						LANDSCAPING SERVICE			0.00
						Balance Forward			
5750-000						REPAIRS AND MAINTENANCE			922.92
						Balance Forward			
104	02/18	02/28/18	AP 013027	@		202 2/26/2018 DEC ENG HOURS	75.00		997.92
						NAI HANSON			
						MANAGEMENT LLC			
104	02/18	02/28/18	AP 013027	@		202 2/26/2018 JAN 2018 ENG HRS	225.00		1,222.92
						NAI HANSON			
						MANAGEMENT LLC			
						** Account Totals	300.00	0.00	1,222.92
5754-000						LOCKS			0.00
						Balance Forward			
5760-000						RUBBISH REMOVAL			650.00
						Balance Forward			
104	02/18	02/28/18	AP 013027	@		195 2/8/2018 JANUARY 2018 SERV	650.00		1,300.00
						PINTO SERVICE, INC			
						** Account Totals	650.00	0.00	1,300.00
5770-000						SNOW REMOVAL			1,420.00
						Balance Forward			
104	02/18	02/28/18	AP 013027	@		198 2/8/2018 02/02 SALT	250.00		1,670.00
						S			
						SCANLON			
						CONTRACTORS			
104	02/18	02/28/18	AP 013027	@		198 2/8/2018 1/30 SALT	250.00		1,920.00
						S			
						SCANLON			
						CONTRACTORS			
104	02/18	02/28/18	AP 013027	@		203 2/26/2018 02/17 & 2/18	860.00		2,780.00
						SNW/SLT S SCANLON			
						CONTRACTORS			
104	02/18	02/28/18	AP 013027	@		203 2/26/2018 2/7 & 2/8 SLT/SNW	990.00		3,770.00
						S SCANLON			
						CONTRACTORS			
						** Account Totals	2,350.00	0.00	3,770.00
5776-000						ELEVATOR CONTRACT SERV.			428.45
						Balance Forward			
104	02/18	02/28/18	AP 013027	@		194 2/8/2018 02/01-02/28/18	427.45		855.90
						OTIS			
						ELEVATOR COMPANY			

Database: NAIHANSON  
 ENTITY: 104

General Ledger  
 NAI Hanson Management  
 NAI HANSON MGMT SHOPPES ON DEAN RECEIV

Page: 4  
 Date: 3/6/2018  
 Time: 03:06 PM

Cash

02/18 - 02/18

Report includes an open period. Entries are not final.

Account	Entry								
Entity	Period	Date	Src	Ref	Site	Description	Debit	Credit	Balance

5776-000 - ELEVATOR CONTRACT SERV. (Continued)

<b>** Account Totals</b>							427.45	0.00	855.90
5778-000						ELEVATOR MISC.	<i>Balance Forward</i>		0.00
5791-000						HVAC REPAIRS	<i>Balance Forward</i>		0.00
104	02/18	02/28/18	AP 013027	@	190 2/8/2018 1/9 & 18	HVAC WRK AIR COMFORT, LLC	435.32		435.32
<b>** Account Totals</b>							435.32	0.00	435.32
5801-000						WATER	<i>Balance Forward</i>		1,601.32
104	02/18	02/28/18	AP 013027	@	206 2/26/2018 #10006620522222	SUEZ WATER NEW JERSEY	824.32		2,425.64
<b>** Account Totals</b>							824.32	0.00	2,425.64
5803-000						FUEL - GAS	<i>Balance Forward</i>		0.00
104	02/18	02/28/18	AP 013027	@	196 2/8/2018 #72-911-088-02	PSE & G	159.71		159.71
<b>** Account Totals</b>							159.71	0.00	159.71
5805-000						ELECTRICITY	<i>Balance Forward</i>		0.00
104	02/18	02/28/18	AP 013027	@	196 2/8/2018 #72-911-088-02	PSE & G	1,874.72		1,874.72
<b>** Account Totals</b>							1,874.72	0.00	1,874.72
5850-000						INSURANCE	<i>Balance Forward</i>		0.00
104	02/18	02/12/18	GJ DEAN S @		INS PD BY MASTER SERVICER		9,562.00		9,562.00
<b>** Account Totals</b>							9,562.00	0.00	9,562.00
5851-000						INSURANCE BUILDING	<i>Balance Forward</i>		0.00
5852-000						INSURANCE LIABILITY	<i>Balance Forward</i>		0.00
6803-000						LRM - FUEL/GAS	<i>Balance Forward</i>		0.00
104	02/18	02/28/18	AP 013027	@	197 2/8/2018 #72-906-583-02	PSE & G	12.86		12.86
104	02/18	02/28/18	AP 013027	@	197 2/8/2018 #72-909-115-04	PSE & G	406.26		419.12
104	02/18	02/28/18	AP 013027	@	197 2/8/2018 #72-911-552-07	PSE & G	116.48		535.60
104	02/18	02/28/18	AP 013027	@	197 2/8/2018 #72-912-067-07	PSE & G	182.78		718.38
<b>** Account Totals</b>							718.38	0.00	718.38
6805-000						LRM - ELECTRICITY	<i>Balance Forward</i>		0.00
104	02/18	02/28/18	AP 013027	@	197 2/8/2018 #72-912-067-07	PSE & G	167.49		167.49
104	02/18	02/28/18	AP 013027	@	197 2/8/2018 #72-911-552-07	PSE & G	219.01		386.50
104	02/18	02/28/18	AP 013027	@	197 2/8/2018 #72-909-115-04	PSE & G	160.23		546.73
104	02/18	02/28/18	AP 013027	@	197 2/8/2018 #72-906-583-02	PSE & G	53.11		599.84
<b>** Account Totals</b>							599.84	0.00	599.84

Database: NAIHANSON		General Ledger					Page: 5		
ENTITY: 104		NAI Hanson Management					Date: 3/6/2018		
		NAI HANSON MGMT SHOPPES ON DEAN RECEIV					Time: 03:06 PM		
Cash		02/18 - 02/18							
		Report includes an open period. Entries are not final.							
Account	Entry								
Entity	Period	Date	Src	Ref	Site	Description	Debit	Credit	Balance
6806-000		LRM - REPAIRS & MAINT				Balance Forward			120.00
104	02/18	02/28/18	AP 013027	@	190 2/8/2018 1/9 & 18 HVAC WRK	AIR COMFORT, LLC	98.10		218.10
104	02/18	02/28/18	AP 013027	@	202 2/26/2018 JAN 2018 ENG HRS	NAI HANSON	600.00		818.10
						MANAGEMENT LLC			
104	02/18	02/28/18	AP 013027	@	202 2/26/2018 DEC ENG HRS	NAI HANSON	75.00		893.10
						MANAGEMENT LLC			
104	02/18	02/28/18	AP 013027	@	204 2/26/2018 BREAKER FOR JAB	SWIFT ELECTRICAL	346.53		1,239.63
						SUPPLY CO. INC			
** Account Totals							1,119.63	0.00	1,239.63
8807-000		MISC - SPECIFIC TENANT				Balance Forward			0.00
104	02/18	02/28/18	AP 013027	@	202 2/26/2018 CHECK LEAK NYSC	NAI HANSON	75.00		75.00
						MANAGEMENT LLC			
** Account Totals							75.00	0.00	75.00
9300-000		ADMIN - POSTAGE & FREIGHT				Balance Forward			0.00
9320-000		ADMIN - OTHER				Balance Forward			0.00
9325-000		ADMIN - BANK CHARGES				Balance Forward			20.00
9450-000		MANAGEMENT FEES				Balance Forward			2,000.00
104	02/18	02/28/18	AP 013027	@	192 2/8/2018 Management Fee	NAI HANSON	2,123.36		4,123.36
						MANAGEMENT LLC			
** Account Totals							2,123.36	0.00	4,123.36
9505-000		LEGAL FEES				Balance Forward			0.00
104	02/18	02/28/18	AP 013027	@	205 2/26/2018 TAX APPEAL SERV	THE IRWIN LAW FIRM,	6,770.74		6,770.74
						P.A.			
** Account Totals							6,770.74	0.00	6,770.74
9515-000		PROFESSIONAL FEES				Balance Forward			500.00
104	02/18	02/28/18	AP 013027	@	193 2/8/2018 RECEIVER FEE	NAI JAMES E.	500.00		1,000.00
						HANSON			
** Account Totals							500.00	0.00	1,000.00
** Grand Totals							109,542.22	109,542.22	

**24-42 South Dean Street  
ENGLEWOOD, NEW JERSEY  
CHECK REGISTER  
FEBRUARY 2018**

Database: NAIHANSON		Check Register					Page: 1	
ENTITY: 104		NAI Hanson Management					Date: 3/6/2018	
		NAI HANSON MGMT SHOPPES ON DEAN RECEIV					Time: 03:11 PM	
2/1/2018 Through 2/28/2018								
Check #	Check Date	Vendor	Account	Invoice	Invoice	Invoice	Discount	Check
Entity	Reference		Number	Number	Date	Amount	Amount	Amount
190	2/8/2018	AIR CONT	AIR COMFORT, LLC					
104	1/9 & 18 HVAC WRK		6806-000	4577	1/16/2018	98.10	0.00	98.10
104	1/9 & 18 HVAC WRK		5791-000	4577	1/16/2018	435.32	0.00	435.32
					Check Total:	533.42	0.00	533.42
191	2/8/2018	BE1200	BERGEN FIRE EQUIPMENT, INC.					
104	RECERTF. FIRE EXTGSH		5719-000	24502	1/31/2018	191.93	0.00	191.93
					Check Total:	191.93	0.00	191.93
192	2/8/2018	NAI HANS	NAI HANSON MANAGEMENT LLC					
104	Management Fee		9450-000	104_00000001	1/26/2018	2,123.36	0.00	2,123.36
					Check Total:	2,123.36	0.00	2,123.36
193	2/8/2018	NAI JEH	NAI JAMES E. HANSON					
104	RECEIVER FEE		9515-000	RECEIVER	12/1/2017	500.00	0.00	500.00
					Check Total:	500.00	0.00	500.00
194	2/8/2018	OTIS	OTIS ELEVATOR COMPANY					
104	02/01-02/28/18		5776-000	GHK05445218	1/22/2018	427.45	0.00	427.45
					Check Total:	427.45	0.00	427.45
195	2/8/2018	PINTO	PINTO SERVICE, INC.					
104	JANUARY 2018 SERV		5760-000	244871	1/31/2018	650.00	0.00	650.00
					Check Total:	650.00	0.00	650.00
196	2/8/2018	PSGALL	PSE & G					
104	#72-911-088-02		5803-000	12/21-01/31	12/21/2017	159.71	0.00	159.71
104	#72-911-088-02		5805-000	12/21-01/31	12/21/2017	1,874.72	0.00	1,874.72
					Check Total:	2,034.43	0.00	2,034.43
197	2/8/2018	PSGALL	PSE & G					
104	#72-906-583-02		6803-000	12/21-01/23	12/21/2017	12.86	0.00	12.86
104	#72-906-583-02		6805-000	12/21-01/23	12/21/2017	53.11	0.00	53.11
104	#72-909-115-04		6803-000	12/21-01/23	12/21/2017	406.26	0.00	406.26
104	#72-909-115-04		6805-000	12/21-01/23	12/21/2017	160.23	0.00	160.23
104	#72-911-552-07		6803-000	12/21-01/23	12/21/2017	116.48	0.00	116.48
104	#72-911-552-07		6805-000	12/21-01/23	12/21/2017	219.01	0.00	219.01
104	#72-912-067-07		6803-000	12/21-01/23	12/21/2017	182.78	0.00	182.78
104	#72-912-067-07		6805-000	12/21-01/23	12/21/2017	167.49	0.00	167.49
					Check Total:	1,318.22	0.00	1,318.22
198	2/8/2018	SSCANLON	S SCANLON CONTRACTORS					
104	02/02 SALT		5770-000	SNOW157-2018	2/3/2018	250.00	0.00	250.00
104	1/30 SALT		5770-000	SNW145-2017	1/30/2018	250.00	0.00	250.00
					Check Total:	500.00	0.00	500.00
199	2/8/2018	VIKI PES	VIKING PEST CONTROL					
104	FEBRUARY 2018		5710-000	19602975	2/1/2018	58.64	0.00	58.64
					Check Total:	58.64	0.00	58.64

Database: NAIHANSON		Check Register					Page: 2	
ENTITY: 104		NAI Hanson Management					Date: 3/6/2018	
		NAI HANSON MGMT SHOPPES ON DEAN RECEIV					Time: 03:11 PM	
2/1/2018 Through 2/28/2018								
Check #	Check Date	Vendor	Account	Invoice	Invoice	Invoice	Discount	Check
Entity	Reference		Number	Invoice Number	Date	Amount	Amount	Amount
200	2/26/2018	CHUSQ	CHUSQUITOS CLEANING SERVICES CORP					
104	JAN SERV FEB 2018		5720-000	236	2/18/2018	1,466.09	0.00	1,466.09
					Check Total:	1,466.09	0.00	1,466.09
201	2/26/2018	GRANTEL	GRANITE TELECOMMUNICATIONS					
104	FEBRUARY 2018		5719-000	412840551	2/1/2018	181.62	0.00	181.62
					Check Total:	181.62	0.00	181.62
202	2/26/2018	NAI HANS	NAI HANSON MANAGEMENT LLC					
104	DEC ENG HOURS		5750-000	2017ENG231Z1	2/20/2018	75.00	0.00	75.00
104	JAN 2018 ENG HRS		5750-000	2018ENG131Z2	2/22/2018	225.00	0.00	225.00
104	CHECK LEAK NYSC		8807-000	2018ENG131Z1	2/15/2018	75.00	0.00	75.00
104	JAN 2018 ENG HRS		6806-000	2018ENG131Z2	2/22/2018	600.00	0.00	600.00
104	DEC ENG HRS		6806-000	2017ENG231Z1	2/20/2018	75.00	0.00	75.00
					Check Total:	1,050.00	0.00	1,050.00
203	2/26/2018	SSCANLON	S SCANLON CONTRACTORS					
104	02/17 & 2/18 SNW/SLT		5770-000	SNW1842017	2/18/2018	860.00	0.00	860.00
104	2/7 & 2/8 SLT/SNW		5770-000	SNOW169-2017	2/8/2018	990.00	0.00	990.00
					Check Total:	1,850.00	0.00	1,850.00
204	2/26/2018	SWIFTE	SWIFT ELECTRICAL SUPPLY CO. INC					
104	BREAKER FOR JAB		6806-000	S10029024701	2/1/2018	346.53	0.00	346.53
					Check Total:	346.53	0.00	346.53
205	2/26/2018	THEIRWIN	THE IRWIN LAW FIRM, P.A.					
104	TAX APPEAL SERV		9505-000	02152018	2/15/2018	6,770.74	0.00	6,770.74
					Check Total:	6,770.74	0.00	6,770.74
206	2/26/2018	UNWAT	SUEZ WATER NEW JERSEY					
104	#10006620522222		5801-000	01/03-02/02	2/2/2018	824.32	0.00	824.32
					Check Total:	824.32	0.00	824.32
NAI HANSON MGMT SHOPPES ON DEAN RECEIV Total:						20,826.75	0.00	20,826.75
Grand Total:						20,826.75	0.00	20,826.75

**24-42 South Dean Street  
ENGLEWOOD, NEW JERSEY  
RENT ROLL  
FEBRUARY 2018**

Database: NAIHANSON	Rent Roll						Page: 1	
NAI HANSON MGMT RECEIVER SHOPPES ON DEAN							Date: 3/6/2018 3:1	
ENGLEWOOD,NJ							Time: 03:13 PM	
2/28/2018								
<hr/>								
Suite		--- Rent Dates ---		Square	Monthly	Annual	--- Future Rent Increases ---	
Id	Tenant Name	Start	Expire	Footage	Base Rent	P/S/F	Date	Mo. Base Rent An P/S/F

**Vacant Suites**

104	-1B	Vacant		2,506					
104	-3C	Vacant		2,550					
104	-4C	Vacant		3,898					
104	-5C	Vacant		6,024					

**Occupied Suites**

104	-30	BLUEMERCURY, INC	8/12/2015	5/31/2018	2,506				
104	-34-36	TSI ENGLEWD dba NY SPORTS	9/8/2014	1/31/2022	21,346	\$37,824.10	\$21.26		
104	-6	EDENICA LLC / MODIANI KITHC	10/19/2010	1/31/2021	2,124	\$8,740.18	\$38.08		

**Totals:**

Occupied Sqft:	63.43%	25,976	\$44,564.26
Vacant Sqft:	36.57%	14,978	( 4 Units)
Total Sqft:		40,954	( 7 Units)
Leased/Unoccupied Sqft:			0

**MT SHOPPES ON DEAN RECEIV:**

Occupied Sqft:	63.43%	25,976	\$44,564.26
Vacant Sqft:	36.57%	14,978	( 4 Units)
Total Sqft:		40,954	( 7 Units)
Leased/Unoccupied Sqft:			0

**Grand Total:**

Occupied Sqft:	63.43%	25,976	\$44,564.26
Vacant Sqft:	36.57%	14,978	( 4 Units)
Total Sqft:		40,954	( 7 Units)
Leased/Unoccupied Sqft:			0

**24-42 South Dean Street  
ENGLEWOOD, NEW JERSEY  
BANK RECONCILIATION  
FEBRUARY 2018**

001 00070 01 PAGE: 1  
 ACCOUNT: 670400335 02/28/2018

NAI Hanson Mgmt as Receiver  
 For Shoppes on Dean  
 235 Moore St  
 Hackensack NJ 07601-7425

=====

SMALL BUSINESS CHECKING ACCOUNT 670400335

=====

		LAST STATEMENT 01/31/18	155,164.79
AVG AVAILABLE BALANCE	137,510.54	2 CREDITS	50,051.32
AVERAGE BALANCE	139,298.09	16 DEBITS	74,534.02
		THIS STATEMENT 02/28/18	130,682.09

- - - - - OTHER CREDITS - - - - -		
DESCRIPTION	DATE	AMOUNT
Remote Deposit	02/06	43,103.51
Remote Deposit	02/07	6,947.81

- - - - - CHECKS - - - - -					
CHECK #..DATE.....AMOUNT	CHECK #..DATE.....AMOUNT	CHECK #..DATE.....AMOUNT			
184 02/05 1,466.09	190 02/14 533.42	196 02/13 2,034.43			
185 02/07 62,812.23	191 02/13 191.93	197 02/13 1,318.22			
186 02/05 174.10	192 02/14 2,123.36	198 02/14 500.00			
187 02/01 240.00	193 02/20 500.00	199 02/15 58.64			
188 02/05 740.00	194 02/13 427.45				
189 02/07 764.15	195 02/14 650.00				

- - - - - DAILY BALANCE - - - - -					
DATE.....BALANCE	DATE.....BALANCE	DATE.....BALANCE			
02/01 154,924.79	02/07 139,019.54	02/15 131,182.09			
02/05 152,544.60	02/13 135,047.51	02/20 130,682.09			
02/06 195,648.11	02/14 131,240.73				

Database:	NAIHANSON	MRI Bank Reconciliation	Page:	1
Report ID:	MRI_BANKREC	NAI Hanson Management	Date:	3/1/2018
			Time:	04:13 PM

Bank LAK104 MRI Program Source: Windows  
LAKELAND BANK

# **BANK RECONCILIATION**

## **Reconciliation of Opening Statement Balance to Ending Statement Balance**

Reconciliation Number: 12036  
Reconciliation Date: 3/1/2018  
Statement Ending Date: 2/28/2018

Opening Balance From Statement:	155,164.79
Less Cleared Withdrawals:	74,534.02
Add Cleared Deposits:	50,051.32
Less Bank Fees/Other Adjustments:	0.00
Add Interest Earned/Other Adjustments:	0.00
Research Adjustments:	0.00
Adjusted Bank Balance:	130,682.09
Ending Balance From Statement:	130,682.09
Difference:	0.00

## **Notes**

## **Cleared Withdrawals and Deposits**

Date	Period	Reference	Source	Description	Withdrawals	Deposits
1/29/2018	01/18	184	AP	CHUSQUITOS CLEANING SERVICES CORP	1,466.09	
1/29/2018	01/18	185	AP	CITY OF ENGLEWOOD	62,812.23	
1/29/2018	01/18	186	AP	GRANITE TELECOMMUNICATIONS	174.10	
1/29/2018	01/18	187	AP	NAI HANSON MANAGEMENT LLC	240.00	
1/29/2018	01/18	188	AP	S SCANLON CONTRACTORS	740.00	
1/29/2018	01/18	189	AP	SUEZ WATER NEW JERSEY	764.15	
2/8/2018	02/18	190	AP	AIR COMFORT, LLC	533.42	
2/8/2018	02/18	191	AP	BERGEN FIRE EQUIPMENT, INC.	191.93	
2/8/2018	02/18	192	AP	NAI HANSON MANAGEMENT LLC	2,123.36	
2/8/2018	02/18	193	AP	NAI JAMES E. HANSON	500.00	
2/8/2018	02/18	194	AP	OTIS ELEVATOR COMPANY	427.45	
2/8/2018	02/18	195	AP	PINTO SERVICE, INC.	650.00	
2/8/2018	02/18	196	AP	PSE & G	2,034.43	
2/8/2018	02/18	197	AP	PSE & G	1,318.22	
2/8/2018	02/18	198	AP	S SCANLON CONTRACTORS	500.00	
2/8/2018	02/18	199	AP	VIKING PEST CONTROL	58.64	
2/6/2018	02/18	00025980	CM	113		43,103.51
2/7/2018	02/18	00025995	CM	DEAN		6,947.81
TOTAL:					74,534.02	50,051.32

Database:	NAIHANSON	MRI Bank Reconciliation	Page:	2
Report ID:	MRI_BANKREC	NAI Hanson Management	Date:	3/1/2018
			Time:	04:13 PM

**GL Reconciliation****Reconciliation of Ending Statement Balance To General Ledger Balance**

Period: 02/18

Ending Balance From Statement:		130,682.09
Outstanding Checks/Other Withdrawal Adjustments:		-13,189.30
Less Outstanding Checks:	13,189.30	
Add Cleared, Unjournalized Withdrawal:	0.00	
Add Cleared, Journalized Withdrawals for Future Period:	0.00	
Deposits in transit/Other Deposit Adjustments:		2,369.29
Add Deposits in Transit:	2,369.29	
Less Cleared, Unjournalized Deposits:	0.00	
Less Cleared, Journalized Deposits for Future Period:	0.00	
Bank Fees/Interest Adjustments:		0.00
Research Adjustments:		0.00
Adjusted GL Balance:		119,862.08
GL Account Balance:		119,862.08
Difference:		0.00

**Outstanding Checks**

Date	Period	Reference	Source	Description	Amount
1/9/2018	01/18	174	AP	DECORATIVE CONCRETE DESIGNS, INC.	700.00
2/26/2018	02/18	200	AP	CHUSQUITOS CLEANING SERVICES CORP	1,466.09
2/26/2018	02/18	201	AP	GRANITE TELECOMMUNICATIONS	181.62
2/26/2018	02/18	202	AP	NAI HANSON MANAGEMENT LLC	1,050.00
2/26/2018	02/18	203	AP	S SCANLON CONTRACTORS	1,850.00
2/26/2018	02/18	204	AP	SWIFT ELECTRICAL SUPPLY CO. INC	346.53
2/26/2018	02/18	205	AP	THE IRWIN LAW FIRM, P.A.	6,770.74
2/26/2018	02/18	206	AP	SUEZ WATER NEW JERSEY	824.32
Total:					13,189.30

**Deposits in Transit**

Date	Period	Reference	Source	Description	Amount
2/28/2018	02/18	00026178	CM	104	2,369.29
Total:					2,369.29

**24-42 South Dean Street  
ENGLEWOOD, NEW JERSEY  
MANAGEMENT FEE CALCULATION  
FEBRUARY 2018**

Database: NAIHANSON		Calculate Management Fee			Page:	1
		NAI Hanson Management			Date:	1/26/2018
		From 12/28/2017 Through 1/26/2018			Time:	10:23 AM
Preliminary						
Bldg				Fee	Total CR/	Mgmt. Fee/
Id	Building Name	Fee Method	Flat Rate	Rate	Total Tax	Total

104	NAI HANSON MGMT REC	C - Greater of Method A or Method B	2,000.000	3.000		
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Master Lease	Lease Id	Occupant Name			
104-000503		TSI ENGLEWD dba NY SPORTS CLUB	3.000	54,261.00	1,627.83
104-000504		BLUEMERCURY, INC	3.000	7,361.11	220.83
104-000505		EDENICA LLC / MODIANI KITHCEN	3.000	9,156.75	274.70

Totals for Building 104:	70,778.86	2,123.36
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Management Fee for Building 104:	2,123.36
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Amount Previously Invoiced:	0.00
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Amount to Invoice:	2,123.36
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2,123.36
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Grand Total	70,778.86	2,123.36
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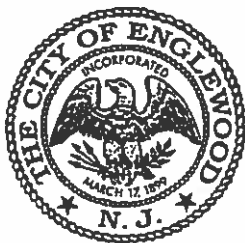
Total Management Fee:	2,123.36
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Amount Previously Invoiced:	0.00
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Amount to Invoice	2,123.36
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2,123.36
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**24-42 South Dean Street  
ENGLEWOOD, NEW JERSEY  
MONTHLY MISCELLANEOUS ADDITIONAL DOCUMENTATION  
FEBRUARY 2018**



# Englewood

Tax Office

P.O. Box 228 • Englewood, N.J. 07631 • [www.cityofenglewood.org](http://www.cityofenglewood.org)  
201-871-6607

February 7, 2018

Dear Taxpayer,

The City of Englewood is in receipt of a judgment from the Tax Court of New Jersey for your property. Therefore, the amount for the next quarter is incorrect and a revised bill had to be created. Please see the enclosed bill with the adjustments made on the SECOND quarter of 2018. Please disregard the prior bill and use this bill to pay future quarters. If you have a mortgage company that is responsible for paying your taxes, please forward this information on to them.

If you have any questions, please do not hesitate to contact the Tax Collector directly at the above number.

Sincerely,

Jodi DeMaio, CTC  
Tax Collector

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	EXPLANATION OF TAXES	
2403	7.02		DESCRIPTION	AMOUNT OF TAX
Property Local: 28-46 S DEAN ST Building Desc: STORES & OFFICE Additional Lote: Land Dimens.: 0.579 AC Bank: Mortgage # 00005120 Tax Acct. # 00005120			COUNTY TAX	0.264 25115.38
			COUNTY OPEN SPACE	0.011 1046.47
			DISTRICT SCHOOL TAX	1.203 114446.20
			LIBRARY TAX	0.036 3424.82
			LOCAL MUNICIPAL TAX	1.127 107216.02
ASSESSED VALUATION INFORMATION				
1697300 EXEMPTIONS ▶		7816100 NET TAXABLE VALUE ▶	9513400 9513400	
UE SHOPPES ON DEAN LLC (VNO) 888 SEVENTH AVENUE NEW YORK, NY 10019			2017 TOTAL TAX 2.641 251248.89 2017 NET TAX 251248.89 LESS 2017 PREV. BILLED 186533.99 BALANCE OF 2017 TAX 64714.90	

2017 3RD QTR DUE AUG 1, 2017	64905.17	2017 4TH QTR DUE NOV 1, 2017	64714.90	2018 1ST QTR DUE FEB 1, 2018	62812.23	2018 2ND QTR DUE MAY 1, 2018	62812.22
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INFORMATION FOR TAXPAYERS	2018 PRELIMINARY TAX
<b>MAKE CHECK PAYABLE TO:</b> City of Englewood <b>MAIL TO:</b> Attn: Tax Collector 2-10 N Van Brunt St. Englewood, NJ 07631	<b>PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2017 TOTAL NET TAX</b> 125624.45
<b>SEE REVERSE SIDE FOR ADDITIONAL INFORMATION</b> REGULAR OFFICE HOURS 9AM-5PM M-F OUR OFFICE WILL BE OPEN UNTIL 8PM ON THE FOLLOWING MONDAY NIGHTS, NOVEMBER 6, 2017, FEBRUARY 5, 2018, & MAY 7, 2018. IF YOU ARE RESPONSIBLE FOR PAYING YOUR TAXES AND DID NOT RECEIVE THE ORIGINAL BILL YOU CAN USE THE "ADVICE COPY" TO PAY Telephone: 201-871-6607	<b>DISTRIBUTION OF TAXES</b> County Taxes 11.78% \$ 29586.67 School Taxes 45.55% \$ 114446.20 Municipal Taxes 42.67% \$ 107216.02
STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Services' website at <a href="http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html">http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html</a> to find (based on the assessed value of this parcel) the amount of state aid used to offset property taxes on this parcel.	

**CITY OF ENGLEWOOD**  
**BERGEN COUNTY**  
 TAX COLLECTOR'S STUB-DETACH AND RETURN WITH YOUR PAYMENT  
 2018 2ND QUARTER TAX DUE MAY 1, 2018

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
2403	7.02		
TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE MAY 1, 2018
00005120		62812.22	
CREDIT:		ADJUSTMENT	
		37471.60	
AMT DUE:		INTEREST	
		25340.62	
UE SHOPPES ON DEAN LLC (VNO) 28-46 S DEAN ST			



DUPLICATE BILL

**CITY OF ENGLEWOOD**  
**BERGEN COUNTY**  
 TAX COLLECTOR'S STUB-DETACH AND RETURN WITH YOUR PAYMENT  
 2018 1ST QUARTER TAX DUE FEBRUARY 1, 2018

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
2403	7.02		
TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE FEBRUARY 1, 2018
00005120		62812.23	
CREDIT:		ADJUSTMENT	
		62812.23	
AMT DUE:		INTEREST	
		0.00	
UE SHOPPES ON DEAN LLC (VNO) 28-46 S DEAN ST			



DUPLICATE BILL

**CITY OF ENGLEWOOD**  
**BERGEN COUNTY**  
 TAX COLLECTOR'S STUB-DETACH AND RETURN WITH YOUR PAYMENT  
 2017 4TH QUARTER TAX DUE NOVEMBER 1, 2017

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
2403	7.02		
TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE NOVEMBER 1, 2017
00005120		64714.90	
CREDIT:		ADJUSTMENT	
		64714.90	
AMT DUE:		INTEREST	
		0.00	
UE SHOPPES ON DEAN LLC (VNO) 28-46 S DEAN ST			



DUPLICATE BILL

**CITY OF ENGLEWOOD**  
**BERGEN COUNTY**  
 TAX COLLECTOR'S STUB-DETACH AND RETURN WITH YOUR PAYMENT  
 2017 3RD QUARTER TAX DUE AUGUST 1, 2017

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
2403	7.02		
TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE AUGUST 1, 2017
00005120		64905.17	
CREDIT:		ADJUSTMENT	
		64905.17	
AMT DUE:		INTEREST	
		0.00	
PREVIOUSLY BILLED AMT DUE: UE SHOPPES ON DEAN LLC (VNO) 28-46 S DEAN ST			



DUPLICATE BILL